

STAFFORD COUNTY SCHOOL BOARD

Agenda Consideration

TOPIC: Award of Contract - Door
Replacement Project
Stafford Senior High School

ITEM NO.: 8V

PREPARED BY: Scott Horan, Executive
Director Planning &
Construction

MEETING: June 15, 2004
ACTION DATE: June 15, 2004

Andre A. Nougaret, 
Assistant Superintendent
for Support Services

ACTION REQUESTED BY THE SUPERINTENDENT: That the School Board approve and fund \$93.7K for the Fire Door Replacement Project at Stafford Senior High School (Option 8a). If approved, funding for this project is available from funds remaining from the Stafford Senior High School Renovation Project (\$44K) with the balance to come from the School Construction Reserve Fund Account.

KEY POINTS:

1. Stafford Senior High School underwent a \$11.8M three phased renovation that was completed on Sep 2000. This renovation addressed a variety of areas including the replacement of doors throughout the school.
2. In Nov, 2001, the County Fire Marshall identified fire inspection violations to numerous stairwell doors that had recently been replaced as part of the renovation. Doors were failing at the hinge plate and in hindsight; better quality/more durable doors should have been used in these areas. Efforts to address these door failures through warranty process failed due to the manufacturers refusal to repair (claimed doors were out of warranty and were vandalized). The County Fire Marshall continued to cite Stafford Senior High School during fire inspections for these and other stairwell door violations.
3. In Mar 2004, SCPS Planning and Construction Department re-initiated the subject project using remaining funding from the Stafford Senior High School Renovation Project. During project development, 12 more interior/exterior doors not addressed in the recent renovation were inspected and found to be past their normal life expectancy. These additional doors are in extremely poor condition, door hardware does not operate correctly and are extremely difficult to secure. An alternate bid item #1 was added to the project to obtain a bid for the additional doors/hardware. Executing this alternative with the base bid will provide economy of scale (pricing & mobilization), allow work to be accomplished this summer and finally prevent a potential disruption of school activity during a school year.
4. Project design was not required for this project. Statement of work with

standard bidding package was developed and used to bid project.

5. On 25 May, 2004, one bid was received from Best Access Systems for \$122.6K (\$74.7K for base bid, \$37.9K for alternative). The SCPS Planning and Construction Department verified the bidder was responsive and negotiated with the bidder on his proposed bid. Project cost was revised to \$93.7K (\$60.5K for base bid, \$33.2K, for alternative).

6. Subject project is not in the Capital Improvement Program

7. Funds are available from Stafford Senior High School Renovation Project (\$44K) and in the School Construction Reserve Fund Account

8. Following options are available to the School Board:

- A. Approve project award base bid with alternative - \$93.6K
- B. Approve project award base bid only - \$60.5K
- C. Immediately re-bid project, with a plan to obtain more responsive bidders; this option prevents us from accomplishing the work during the summer
- D. Re-bid project next spring, with a plan to obtain more responsive bidders; this option allows for work be accomplished during the summer, however it continues to delay correcting fire inspection deficiencies

SCHOOL BOARD GOAL: #5 – Provide facilities that promote student learning and and community support.

#7 – Provide school environments where teachers are safe to teach and students are safe to learn

FUNDING SOURCE: Stafford Senior High School Renovation Project (\$44K) and the School Construction Fund Reserve Account

AUTHORIZATION REFERENCE: N/A